

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE THEIR ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAYEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAIL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

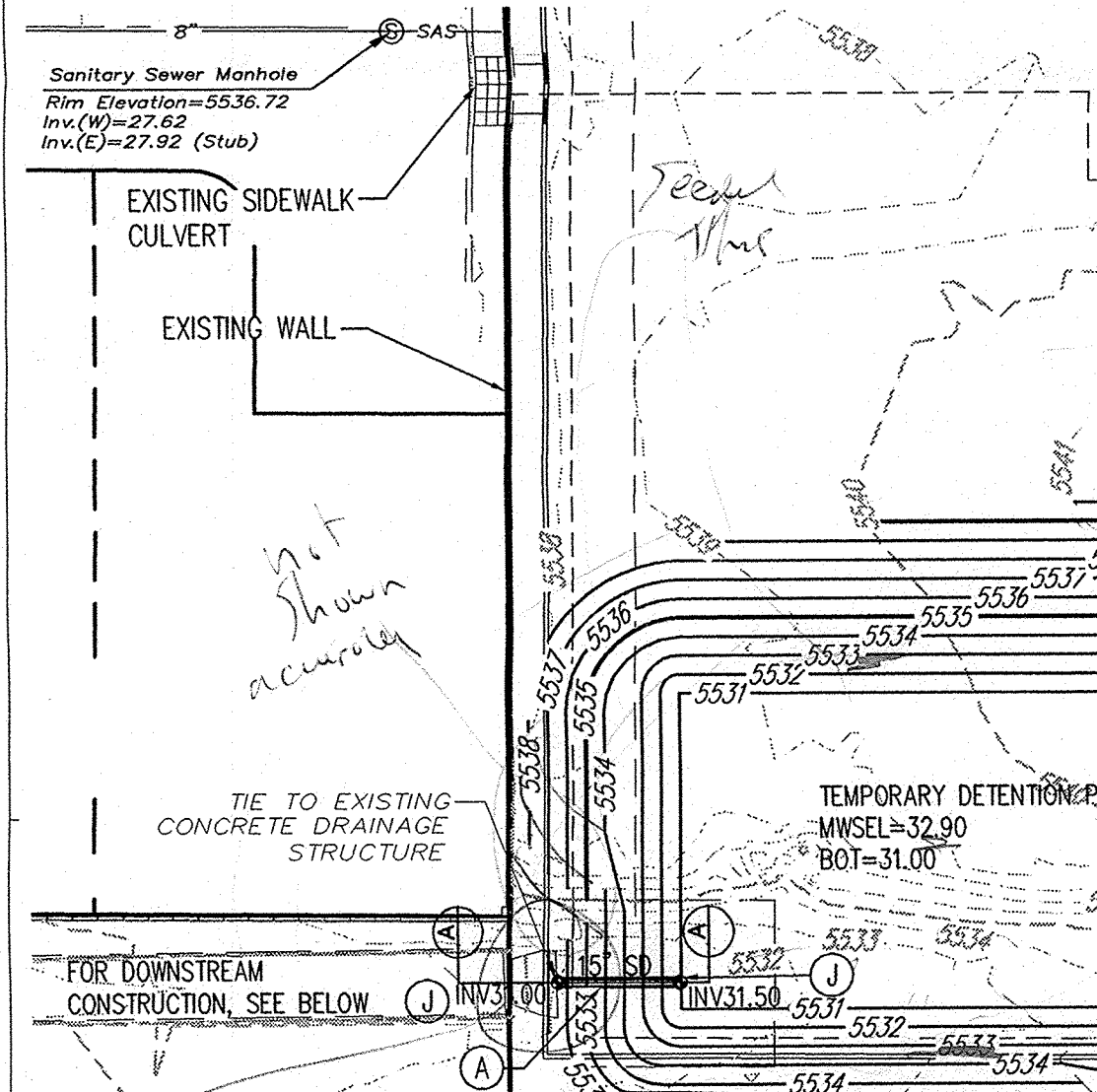
DRAINAGE CERTIFICATION

I, JEFFERY L. MULBERY, NMPE 16858, OF THE FIRM BOHANNAN HUSTON INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 4-21-09. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY RUSS HUGG, NMPS 9760, OF THE FIRM SURV-TEK, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 10-12-09 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

FL73.85 DESIGN ELEVATION
FL73.83 AS BUILT ELEVATION

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

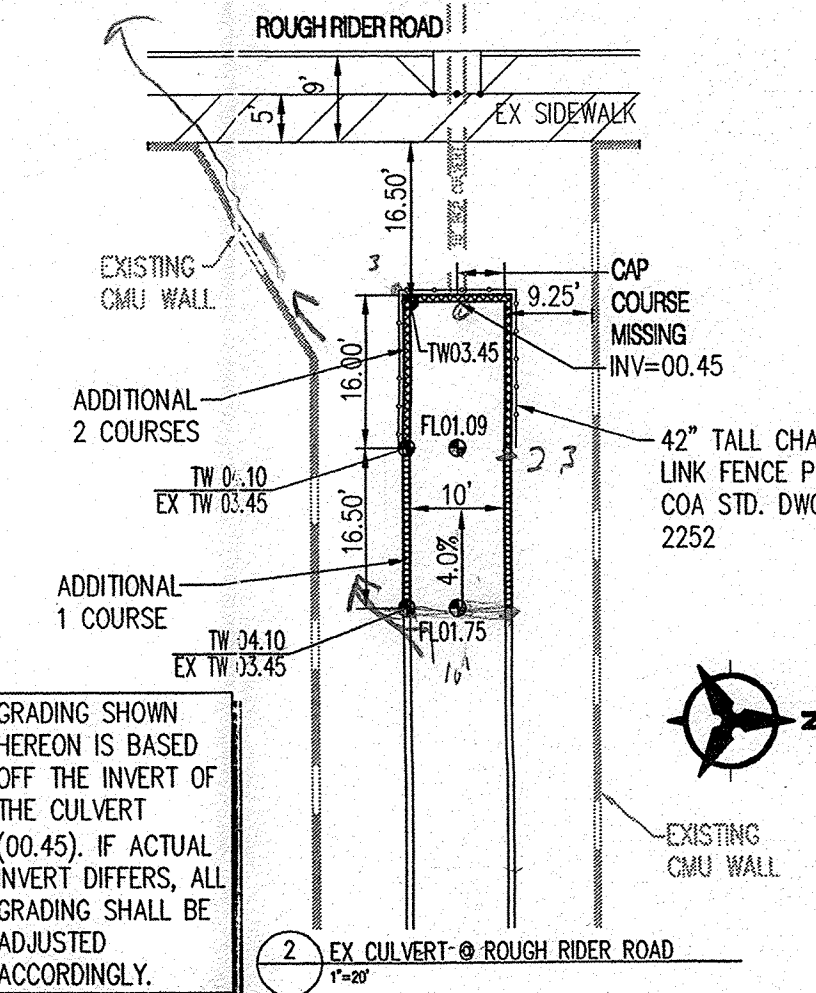
DATE 10-14-09
JEFFERY L. MULBERY, NMPE 16858



NOTICE TO CONTRACTORS (SO 19)

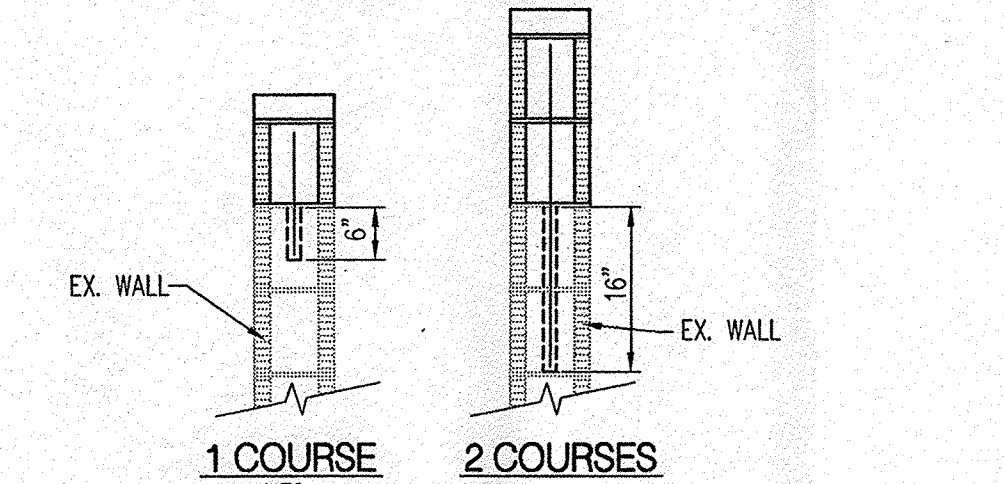
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECS FOR PUBLIC WORKS CONSTRUCTION, 1996 EDITION AS REVISED THROUGH UPDATE #7 AMENDMENT 1.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE CITY OF ALBUQUERQUE.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

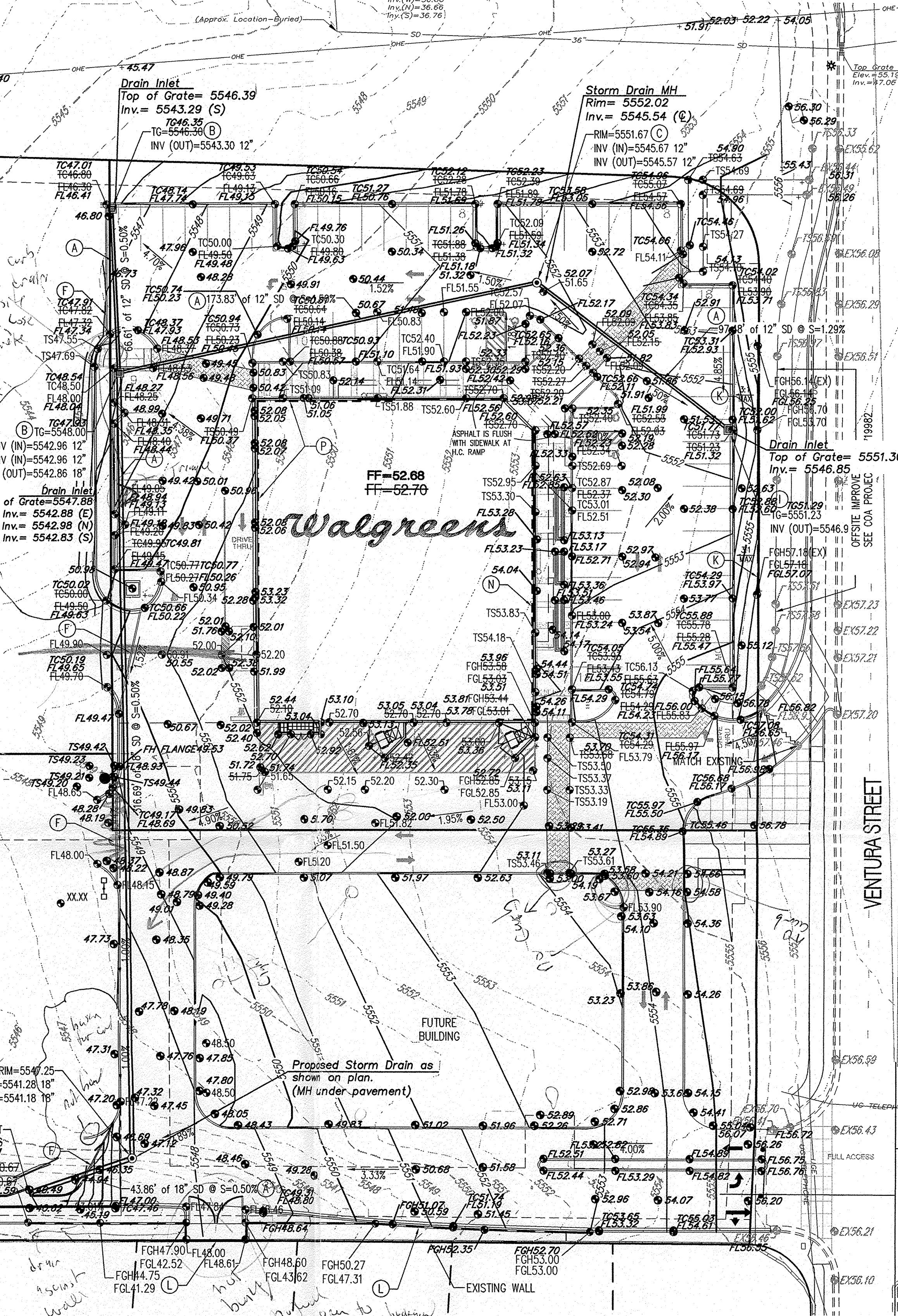


CONSTRUCTION NOTES FOR CMU BLOCK ADDITION

1. REMOVE CAP BLOCK AND REINSTALL AFTER ADDITIONS.
2. DRILL AND DOWEL #4 REBAR @ 32" O.C. INTO EXISTING HEADWALL. FOR ONE BLOCK (COURSE) ADDITION DRILL 6" INTO EXISTING. FOR 2 BLOCK (COURSE) ADDITION DRILL 16" INTO EXISTING.
3. INSTALL 1 OR 2 COURSES CMU BLOCK AS SHOWN IN PLAN. SEE DETAIL THIS SHEET.
4. IF NO STEEL OR GROUT IS FOUND IN EXISTING WALL UPON REMOVAL OF CAP BLOCK, CONTACT ENGINEER IMMEDIATELY FOR REDESIGN.



1 COURSE NTS
2 COURSES NTS

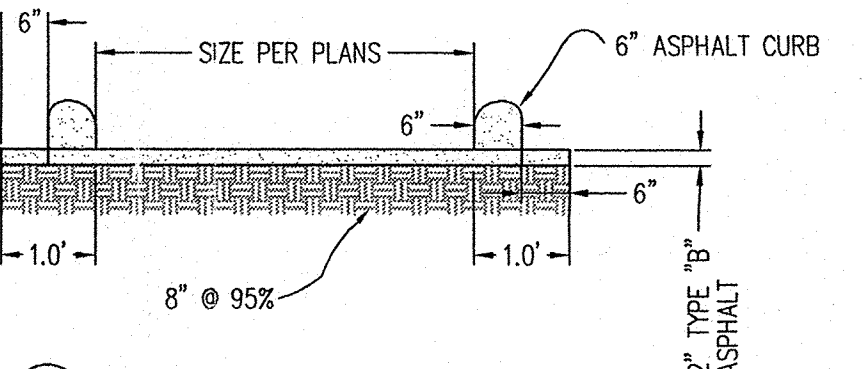
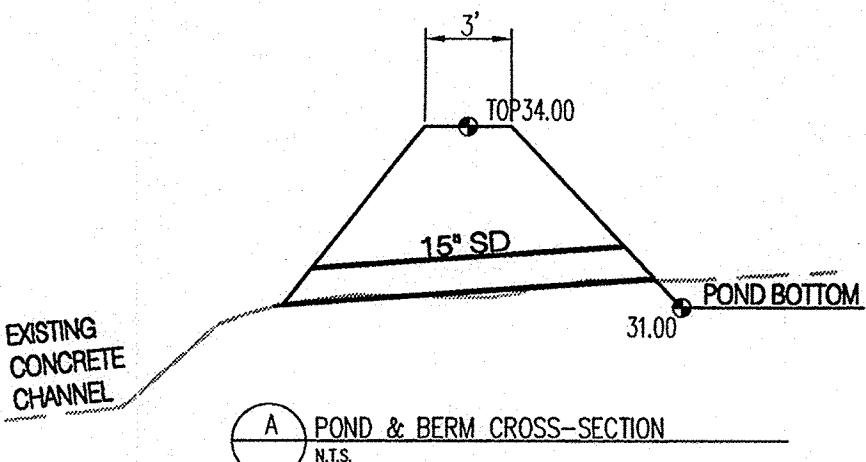


KEYED NOTES

- INSTALL HDPE (N-12WT OR APPROVED EQUAL) STORM DRAIN. SIZE PER PLANS.
- INSTALL STORM DRAIN INLET TYPE 'D' PER COA STD DWG 2206 OR NYLOPLAST ROAD & HIGHWAY DRAINAGE INLET STRUCTURE WITH 2'x3' STEEL BAR GRATE (261.2 SQ IN APPROX DRAIN AREA) H-25 RATED GRATE (OR APPROVED EQUAL)
- INSTALL STORM DRAIN MANHOLE, TYPE 'E'. PER COA STD DWG 2102.
- CONNECT TO EXISTING STORM DRAIN. CONTRACTOR SHALL VERIFY EXISTING INVERT & LOCATION & CONTACT ENGINEER IMMEDIATELY WITH ANY DISCREPANCIES.
- INSTALL TEMPORARY ASPHALT RUNDOWN PER DETAIL 1, THIS SHEET. SIZE PER PLANS.
- INSTALL TEMPORARY 6" ASPHALT CURB FOR INTERIM DRAINAGE.
- INSTALL 8'x8' RIP RAP BLANKET.
- NOT USED.
- INST/LL 12" NYLOPLAST STANDARD DRAIN BASIN & GRATE WITH H-25 LOADING (OR APPROVED EQUAL).
- INSTALL CMP END SECTION (CONTECH OR APPROVED EQUAL), SEE PLAN FOR SIZES.
- INSTALL LANDSCAPE BLOCK GARDEN WALL.
- INSTALL RETAINING WALL PER ARCHITECTURAL PLANS.
- LIMITS OF 5.0% MINIMUM SLOPE GRADING.
- COORDINATE RETAINAGE ALONG BUILDING WITH ARCHITECTURAL PLANS.
- COORDINATE EXPOSED STEMWALL CONSTRUCTION & FINISH WITH ARCHITECTURAL PLANS.

LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- EXISTING GROUND SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- TC=TOP OF CURB, FL=FLOW LINE
- TW=TOP OF WALL, BW=BOTTOM OF WALL
- EX=EXISTING, TG=TOP OF GRADE
- FGH=FINISH GROUND HIGH SIDE
- FGL=FINISH GROUND LOW SIDE
- APPROXIMATE OFFSITE INFRASTRUCTURE
- PROPOSED DIRECTION OF FLOW
- WATER BLOCK
- PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- PROPOSED RETAINING WALL
- PROPOSED STORM DRAIN INLET
- PROPOSED MANHOLE



ASPHALT RUN DOWN SECTION
NOTE: Q(SITE)=12.12 CFS
Q(RUNDOWN CAPACITY)=17.76 CFS
@ S=3.50% (MINIMUM SLOPE)

FACILITIES PLANNING AND DESIGN
106 WILMOT ROAD
708-940-2500

DEERFIELD, IL
60015-5105

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:

WALGREENS' CONSULTANT
LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE BY:

WALGREENS' CONTRACTOR
LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE BUILDING

NEW
REMODELING
RELOCATION
OTHERS

NEW
EXISTING
NEW SHELL ONLY

PROJECT INFORMATION

ALTA/AC.S.M. LAND TITLE SURVEY OF
PORTIONS OF LOTS 13, 14, 15, 16 AND 17
AND ALL OF LOTS 18A, 19A AND 20A
BLOCK 31
TRACT A, UNIT A
NORTH ALBUQUERQUE ACRES
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2006

BENCHMARK:
ALUMINUM DISC STAMPED "7_C19" GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLAIN COORDINATES (CENTRAL ZONE)
N=1522068.520 E=1550417.138
GROUND TO GRID = 0.99650745 DELTA ALPHA = 0010'25"
NAVD 1988 ELEVATION = 5485.736

ELEVATIONS ARE IN NAVD 88

Bohannon & Huston

Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

NO.	DATE	BY	DESCRIPTION	CONST.
8				
7				
6				
5				
4				
3				
2				
1	11.13.08	JWT	WALGREENS COMMENTS	

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEW MEXICO AS SIGNIFIED BY MY HAND AND SEAL.

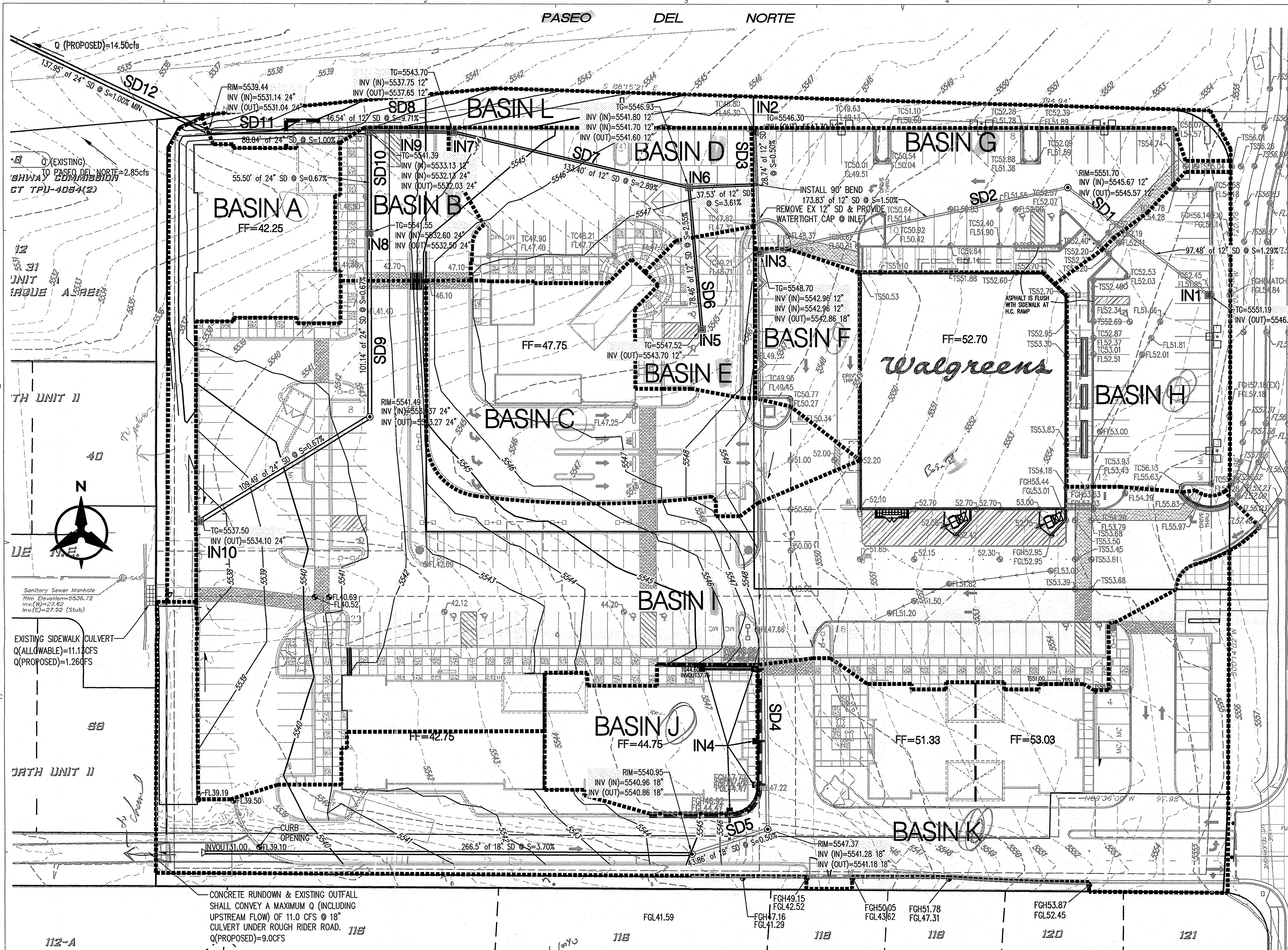
PROJECT NAME
WALGREENS STORE
(SVC) PASEO DEL NORTE & VENTURA
ALBUQUERQUE, NM

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877
www.gra-arch.com

DRAWING TITLE
GRADING PLAN

DATE 01.15.09	STORE NO. 12004	DRAWING NO.
DRAWN BY: BHW	SCALE: 1"=30'	C101
REVIEWED BY:	RELEASED TO CONSTRUCTION:	
	OF	DWGS.

OCT 10 2009
HYDROLOGY SECTION



GRADING AND DRAINAGE NARRATIVE

Site Location and Background Information

The purpose of this submittal is to present a drainage and grading plan for the proposed Paseo del Norte & Ventura development. The design site proposes a commercial development. The site is in rainfall zone 3 as defined by the DPM section 22.2. The existing legal description of the site is Block 31, Tract A, Unit A, North Albuquerque Acres (Lots 13, 14, 15, 16, 20A, 19A, 18A, and 17), and Tract B, Heritage Hills North. Please see the vicinity map on this sheet for a graphic depiction of the site location. This conceptual grading and drainage plan is submitted in support of building permit approval for the Walgreens site, which is the first phase of this development.

The North Heritage Hills Subdivision Phase III drainage report, prepared by Tierra West, LLC addresses drainage to Palomar St. and the existing channel that runs behind the housing on the south side of Palomar St. Per to the request of the City of Albuquerque, the drainage designated to enter Palomar St. is routed to enter the existing concrete channel behind the housing on south side of Palomar St. This submittal specifies combined discharge rates into Palomar St. and the existing channel that are less than the allowable combined discharge rates specified in the North Heritage Hills Subdivision drainage report. This submittal also specifies storm runoff into the existing storm drain that parallels Paseo del Norte.

Existing Conditions

This entire site (Tract A and Tract B) is approximately 6 acres and is a vacant lot. The natural slope of the site is a consistent 3% to 4% from east to west. The northern portion of the site drains to inlets along the large storm drain parallel to Paseo del Norte, the center of Tract A flows to a large sidewalk culvert that drains into Palomar, and the south portion of Tract A and Tract B flow into the channel which runs behind the housing on the south side of Palomar.

Proposed Conditions

Under proposed conditions the site will slope from east to west with slopes varying from 1% to 7% to make up grade difference across the whole site and allow for functional and required slopes within the development. The site will be a commercial development and is 90% land treatment D, on average. The site will continue to drain to the north storm drain and into the existing concrete channel. At the request of City Hydrology, the drainage to Palomar St. will be reduced due to downstream issues.

The drainage to the southwest corner of existing channel should be maximized (without the use detention ponding) and the remainder of the site should be conveyed to the existing storm drain system in Paseo del Norte.

Basins B, D, E, G, and I will collect drainage in a storm drain system, 14.50 CFS, and convey the drainage to the large NMDOT storm drain parallel to Paseo del Norte. Only Basin A, 1.26 CFS, will drain into Palomar St. The remaining portion of the development, 8.96 CFS, will drain to the southwest corner of the site and will outfall less than the allowable discharge of 11.0 CFS into the existing channel.

Although the North Heritage Hills Subdivision Phase III drainage report identifies an allowable discharge into Palomar St. of 11.13 CFS and into the existing channel of 2.08 CFS, the channel itself has a minimum capacity of 64 CFS. The 18" culvert beneath Rough Rider Road has a capacity (with 3.0' of head) to accept a total of 12.1 CFS (see calculations, this sheet). The backyards of homes along the southern right-of-way of Palomar St. contributing 2.7 CFS to the channel, leaving 9.0 CFS as a maximum discharge rate to the southwest corner of the site, at full build out.

In the interim (phase one) condition, the developed flows from the Walgreens site will outfall 13.7 CFS into the existing concrete channel. This outfall is slightly higher than the allowable, but in the 100 year storm event the flow is still contained within the drainage right-of-way.

Flood plain

In accordance with FEMA community map panel #35001C0141F, the site is not located within a flood plain.

Offsite Flows

There are no significant upstream offsite flows which will impact this site.

Conclusions

This drainage submittal has been prepared in accordance with City of Albuquerque requirements. This plan clearly demonstrates the proposed, grading and drainage plan. The implementation of this design will result in the safe passage of the 100 year storm event. With this submittal we request hydrology department approval of this Grading and Drainage Plan for building permit approval of the Walgreens site.

Rough Rider Culvert

Input Data

Shape	Circular
Material	RC C76-A
Roughness	0.013000
Entrance Edge	Square edge w/ headwall
Number of Barrels	1
Length	60.0000 ft
Slope	0.5000%
Tailwater	0.0000 ft
Inlet Control Equation	Entrance Loss
Size (W x T):	18.00 x 2.00
Headwater	3.0 ft

Output Results

Flow Rate	12.1 cfs
Control	Outlet
Capacity	7.40 cfs
Outlet Velocity	6.96 ft/s
Depth At Outlet	1.41 ft
Headwater	3.00 ft
Critical Depth	1.31 ft
Normal Depth	1.50 ft
Size (W x T):	18.00 x 2.00

STORM DRAIN PIPE TABLE

PIPE #	Contributing Basins and Storm Drains	Size in.	Slope	Capacity cfs	ACTUAL FLOW cfs
SD1	BSN H	12	1.50%	4.36	1.53
SD2	SD1	12	1.50%	4.36	1.53
SD3	BSN G	12	1.00%	3.56	1.88
SD4	SD2+BSN F	18	0.50%	7.43	2.12
SD5	SD4+BSN J	18	0.50%	7.43	3.11
SD6	BSN E	12	2.50%	5.69	0.60
SD7	SD6+SD3+BSN D/2	12	2.50%	6.08	3.15
SD8	SD7+BSN D/2	12	6.02%	8.74	3.82
SD9	BSN I	24	0.67%	18.52	10.02
SD10	SD9+BSN B/2	24	0.67%	18.52	10.35
SD11	SD8+SD10+BSN B/2	24	1.00%	22.62	14.50
SD12	SD11	24	1.00%	22.62	14.50

*Based on Manning's Equation, n=0.013

INLET TABLE

Inlet #	Inlet Type	Actual Flow	Avail Head ft	Capacity*
IN1	12" Nyloplast Pedestrian	1.53	0.50	1.60
IN2	2'X2' Nyloplast Road & Highway	1.88	0.50	13.00
IN3	2'X2' Nyloplast Road & Highway	0.60	0.50	13.00
IN4	2'X2' Nyloplast Road & Highway	0.98	0.25	9.00
IN5	2'X2' Nyloplast Road & Highway	0.60	0.10	6.00
IN6	2'X2' Nyloplast Road & Highway	0.67	0.10	6.00
IN7	2'X2' Nyloplast Road & Highway	0.67	0.50	13.00
IN8	2'X2' Nyloplast Road & Highway	0.33	0.10	6.00
IN9	2'X2' Nyloplast Road & Highway	0.33	0.50	13.00
IN10	2'X2' Nyloplast Road & Highway	10.02	0.50	13.00

*Based on manufacturer supplied nomographs

LEGEND

---	PROPERTY LINE
---	EXISTING CONTOURS
---	BASIN BOUNDARY
---	PROPOSED DIRECTION OF FLOW
---	WATER BLOCK
---	PROPOSED INDEX CONTOURS
---	PROPOSED INTER CONTOURS
---	PROPOSED STORM DRAIN INLET
---	PROPOSED RETAINING WALL

PASEO DEL NORTE & VENTURA SITE BASIN PROPERTIES

Proposed Ultimate Development Conditions Basin Data Table

This table is based on the DPM Section 22.2, Zone 3

Basin ID	Area (SQ. FT)	Area (AC.)	A	B	C	D	Q(100) (cfs/ac.)	Q(100) (CFS)	V(100) (inches)	V(100)24hr (CF)
BASIN A	11620	0.27	0.0%	5.0%	10.0%	85.0%	4.74	1.26	2.18	2523
BASIN B	5848	0.13	0.0%	0.0%	10.0%	90.0%	4.86	0.65	2.25	1317
BASIN C	19857	0.46	0.0%	0.0%	10.0%	90.0%	4.86	2.22	2.25	4473
BASIN D	11992	0.28	0.0%	0.0%	10.0%	90.0%	4.86	1.34	2.25	2701
BASIN E	5288	0.12	0.0%	0.0%	5.0%	95.0%	4.94	0.60	2.31	1226
BASIN F	5281	0.12	0.0%	0.0%	5.0%	95.0%	4.94	0.60	2.31	1219
BASIN G	17003	0.39	0.0%	0.0%	5.0%	95.0%	4.82	1.88	2.23	3804
BASIN H	13790	0.32	0.0%	0.0%	5.0%	90.0%	4.82	1.53	2.23	3095
BASIN I	89773	2.06	0.0%	0.0%	5.0%	90.0%	4.86	10.02	2.25	20221
BASIN J	8546	0.20	0.0%	0.0%	0.0%	100.0%	5.02	0.98	2.36	2037
BASIN K	52871	1.21	0.0%	0.0%	5.0%	90.0%	4.82	5.85	2.23	11828
BASIN L	9681	0.22	0.0%	0.0%	95.0%	5.0%	3.53	0.78	1.34	1104

Walgreens
FACILITIES PLANNING AND DESIGN
108 WILMOT ROAD
708-940-2500

DEERFIELD, IL
60015-6105

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:

- ☒ WALGREENS' CONSULTANT
- ☐ LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:

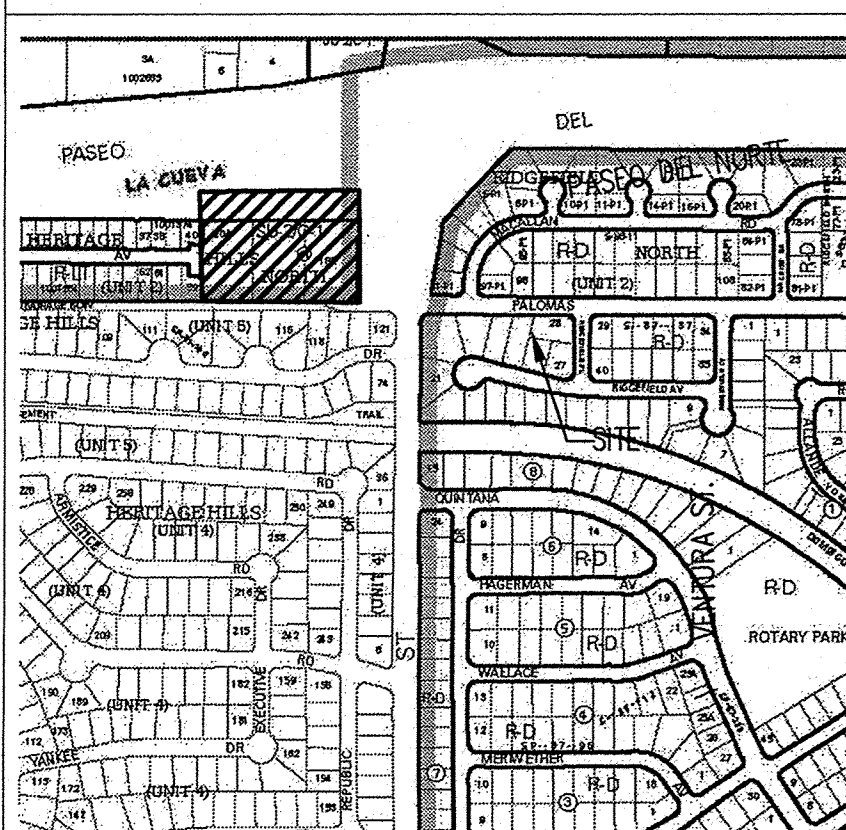
- ☒ WALGREENS' CONTRACTOR
- ☐ LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE

BUILDING

- NEW ☒
- REMODELING ☐
- RELOCATION ☐
- OTHERS ☐

PROJECT INFORMATION



VICINITY MAP, ZONE ATLAS MAP PG. D-20-Z

LEGAL DESCRIPTION

Block 31, Tract A, Unit A, North Albuquerque Acres, Lots 13, 14, 15, 16, 20A, 19A, 18A, and 17, and Tract B, Heritage Hills North

Bohannon & H

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109

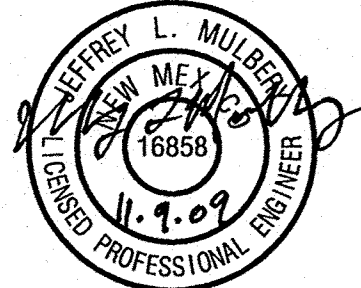
ENGINEERING & SPATIAL DATA & ADVA

NO.	DATE	BY	DESCRIPTION	CONST.
8				
7				
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5				
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2	11.6.09	JLM	COA DRAINAGE REQUEST	
1	11.13.08	JWT	WALGREENS COMMENTS	

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEW MEXICO AS SIGNIFIED BY MY HAND AND SEAL.



PROJECT NAME
WALGREENS STORE
(SWC) PASEO DEL NORTE & VENTURA
ALBUQUERQUE, NM

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
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DRAWING TITLE

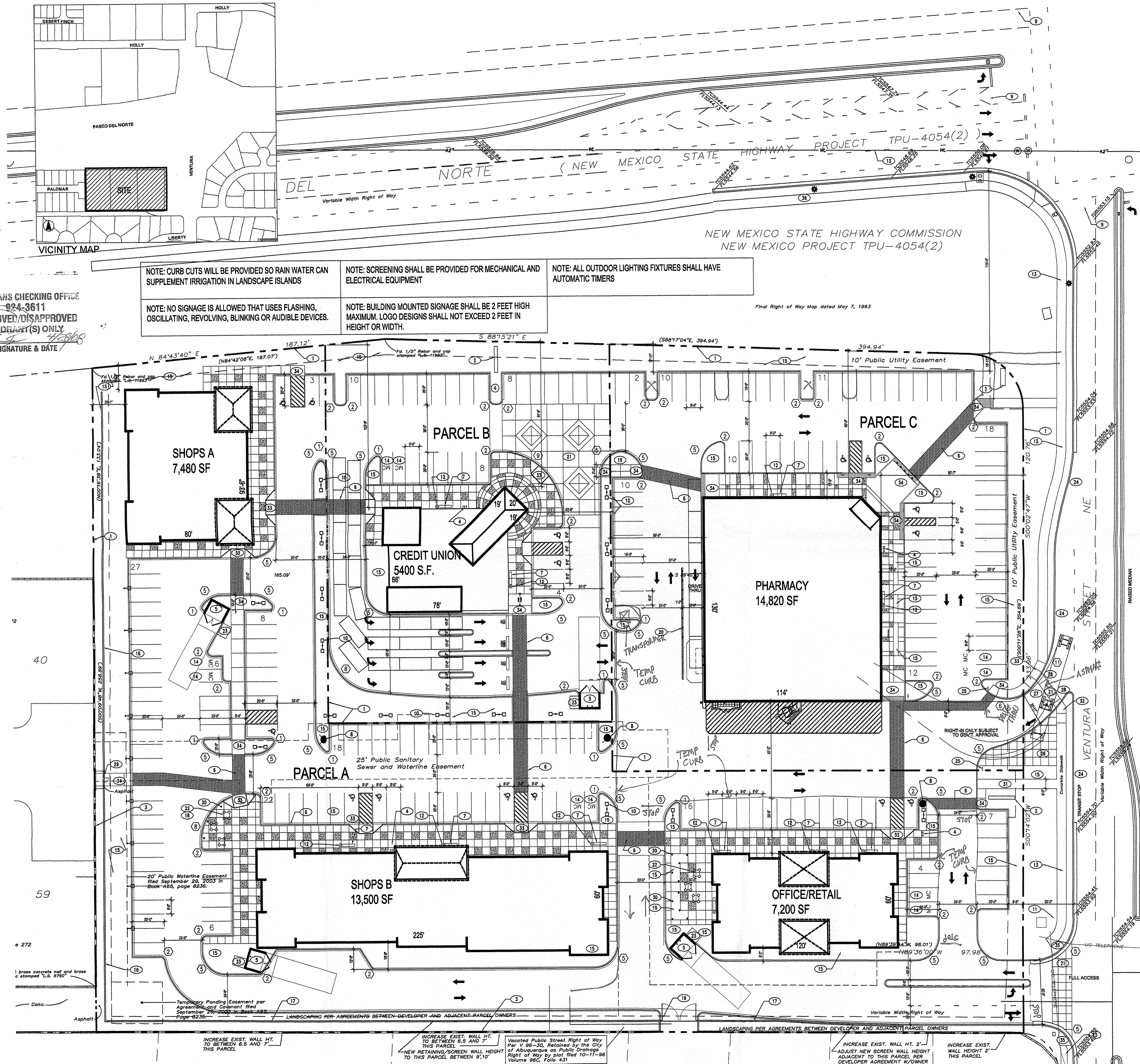
DRAINAGE MANAGEMENT PLAN

DATE 01.15.09 STORE NO. 12004 DRAWING NO. 1

DRAWN BY: BHW SCALE: 1"=50'

REVIEWED BY: RELEASED TO CONSTRUCTION: DMP01

OF 2 DWGS.



KEYED NOTES

- PROPERTY LINE
- MONUMENT SIGN
- EXISTING CMU WALL
- BICYCLE RACKS
- DUMPSTER ENCLOSURE
- CROSSWALK, BRICK PAVEMENT
- 8'-0" X 1'-6" BENCH, LOCATION NOT TO CONFLICT WITH DOORS OR TREES
- PROPOSED FIRE HYDRANT
- EXISTING TRAFFIC SIGNAL
- SITE LIGHTING
- EXISTING BUS STOP
- TRASH RECEPTACLES
- EXISTING SIDEWALK
- MOTORCYCLE PARKING, WITH UPRIGHT SIGNAGE
- LANDSCAPE AREA
- 6' TALL DECORATIVE SPLIT FACE CMU SCREEN WALL
- 8' TALL DECORATIVE SPLIT FACE CMU SCREEN WALL, ON RETAINING WALL
- UMBRELLAS
- NEW GATE IN 8' SCREEN WALL
- BOLLARDS
- COLOR, TEXTURED CONCRETE
- TABLES AND CHAIRS
- RECYCLING ENCLOSURE PER CITY OF ALBUQUERQUE REQUIREMENTS
- FULL HEIGHT CURB
- "NO EXIT" SIGNAGE
- COLOR, TEXTURED CONCRETE WITH ROLL-OVER CURB TO ACCOMMODATE TRUCK ENTRY
- NEW DRIVEWAY PER COA STD. DWG 2425
- NEW HC RAMP PER COA STD. DWG 2441
- GATED PEDESTRIAN ACCESS
- PEDESTRIAN LIGHTING 2'-HIGH MAX.
- NEW CONCRETE SIDEWALK
- CURB RAMP PER COA STD DETAIL 2426
- HC RAMP PER COA STD DETAIL 2441
- DEPRESSED CURB & HC RAMP
- REBUILD EXISTING RAMP PER COA STD DETAIL 2441 IF IT DOESN'T COMPLY WITH CURRENT ADA STANDARDS
- NEW SIDEWALK PER COA AND NMDOT STD

RADIUS INFORMATION:

- | | |
|-------------------|--------------------|
| ① RADIUS = 2'-0" | ⑦ RADIUS = 25'-0" |
| ② RADIUS = 3'-0" | ⑧ RADIUS = 30'-0" |
| ③ RADIUS = 6'-0" | ⑨ RADIUS = 40'-0" |
| ④ RADIUS = 10'-0" | ⑩ RADIUS = 50'-0" |
| ⑤ RADIUS = 15'-0" | ⑪ RADIUS = 60'-0" |
| ⑥ RADIUS = 20'-0" | ⑫ RADIUS = 100'-0" |

NOTE: THERE IS AN EXISTING BUS ROUTE AND STOP ON VENTURA. THERE IS AN EXISTING BIKE TRAIL ALONG PASEO DEL NORTE.

NOTE: WHEELCHAIR RAMP AT PASEO DEL NORTE & VENTURA TO BE REBUILT IF IT DOES NOT MEET CURRENT ADA STANDARDS

NOTE: CHAIN LINK FENCING, BARBED WIRE & CONCERTINA WIRE SHALL BE PROHIBITED

NOTE: OWNER SHALL MAINTAIN LANDSCAPING IN THE SOUTHERN LANDSCAPE BUFFER

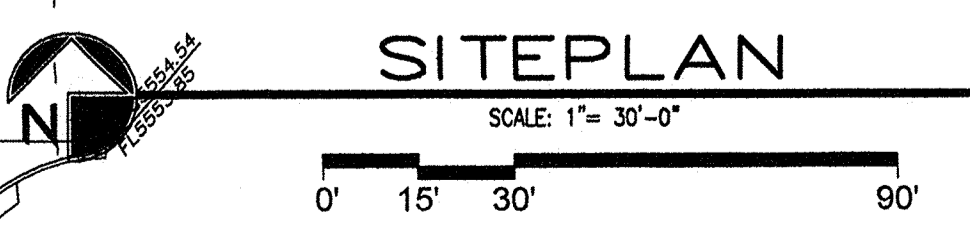
PROJECT NUMBER: 1006602
APPLICATION NUMBER: 08DRB-70036

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on [] and the findings and conditions in the Official Notification of Decision are satisfied

Is an Infrastructure List required? () YES () NO if yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL	
Traffic Engineering, Transportation Division	4/28/08
Water Utility Department	2-27-08
Parks and Recreation Department	2/27/08
City Engineer	4-28-08
Environmental Health Department	
Solid Waste Management	4/28/08
DRB Chairperson, Planning Department	2/27/08
* Environmental Health, if necessary	

DRB SUBMITTAL



REV	DATE	BY	REVISION
1	7/5/07	JCS	EPC SUBMITTAL
2	5/16/07	NH	NON LIQUOR PROTOTYPE
3	3/27/07	JH	DECEL LANE
4	2/16/07	JS	SERVICE DRIVE ADDED
5	2/13/07	JS	SURVEY IMPORTED
6		MS	INITIAL SITE PLANNING

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PROJECT TITLE PASEO DEL NORTE & VENTURA		DRAWN BY: JCS
PROJECT MANAGER PASEO DEL NORTE AND VENTURA ALBUQUERQUE, NM		
SHEET TITLE SITE PLAN FOR BUILDING PERMIT		DATE: 6.22.07
SCALE: AS NOTED		sheet- AS2
APPROVED DRB		